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Matthew
Limb
MOVING HOME



274 Hallgate, Cottingham, East Yorkshire, HU16 4BQ

- 📍 Detached House
- 📍 Central Village Location
- 📍 Beautiful Gardens
- 📍 Council Tax Band = F
- 📍 Superb Garden Room
- 📍 Two Beds/Two Baths
- 📍 Extensive Drive & Double Garage
- 📍 Freehold / EPC = D

£450,000

INTRODUCTION

Situated within the heart of this popular village is this absolute gem! With accommodation in excess of 1,400 sqft complemented by beautiful gardens and a sweeping driveway, viewing is strongly recommended. The accommodation is immaculately presented and a particular feature is the superb garden room with mezzanine level above giving a light and airy space and views over the garden. There is an entrance porch, spacious entrance hallway, cloaks/WC, dual aspect lounge, dining room and kitchen. The staircase leads up to a half landing giving access to the mezzanine level above the garden room providing an ideal study or sitting area. From the half landing, stairs lead up to the first floor where there are two double bedrooms with fitted wardrobes, ensuite shower room to bedroom one plus a contemporary family bathroom. The property has gas fired central heating.



The property occupies a lovely plot within the heart of the village. A sweeping gravelled driveway leads up to the detached double garage with lawned garden and established shrubbery and trees. The rear garden is lawned with an attractive patio area and mature borders.

LOCATION

The property is situated along Hallgate, Cottingham opposite West Green and just a short walk from the village centre. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull City Centre, the historic market town of Beverley or in a westerly direction toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Schooling for all ages is available being both state and private.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

A staircase leads to the first floor with storage cupboard under.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Half tiling to walls, feature flooring and inset spot lights.

LOUNGE

19'6" x 12'11" approx (5.94m x 3.94m approx)
With inset dog grate upon a tiled hearth and fitted units either side.
Windows to the front and rear elevation.



DINING ROOM

12'0" x 9'11" approx (3.66m x 3.02m approx)
With curved bay window to the front elevation.



KITCHEN

11'10" x 9'0" approx (3.61m x 2.74m approx)

With solid oak base and wall units, granite worksurfaces, one and a half bowl undercounter ceramic sink and mixer tap, integrated Smeg double oven and warming drawer, five ring gas hob with filter hood above, fridge/freezer, slimline dishwasher and washing machine. Window to side.



GARDEN ROOM

15'7" x 12'3" approx (4.75m x 3.73m approx)
With solid oak flooring, vaulted ceiling with open mezzanine level above. Windows overlooking the rear garden.



HALF LANDING

With door to study area

STUDY AREA

11'7" x 7'0" approx (3.53m x 2.13m approx)
Lovely open space with views across the garden.



FIRST FLOOR

LANDING



BEDROOM 1

12'11" x 12'10" approx (3.94m x 3.91m approx)
Measurements up to fitted wardrobes. Windows to front and side elevations. Access to eaves storage.



EN-SUITE

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and inset spot lights.



BEDROOM 2

13'10" x 12'0" approx (4.22m x 3.66m approx)
With fitted wardrobes and dressing table, storage cupboard and windows to front and side elevations.



BATHROOM

7'10" x 7'2" approx (2.39m x 2.18m approx)

With suite comprising a shaped bath with shower over and screen, contemporary wash stand with basin, low flush W.C., tiling to walls and floor, inset spot lights and window to front elevation.



OUTSIDE

A lawned garden extends to the front with attractive mature borders and trees. A sweeping gravelled driveway leads to the side and up to the double garage with automated door. There is a workshop to the side of the garage and a covered area ideal as a log store. The rear garden is mainly lawned with patio area and attractive borders planted with established shrubbery and trees.



REAR VIEW



FRONT GARDEN



DRIVEWAY & GARAGE



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

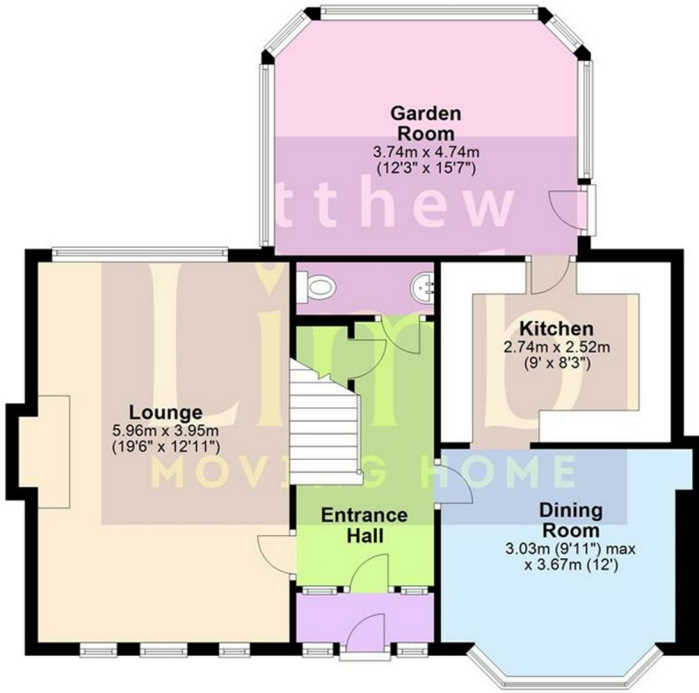
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



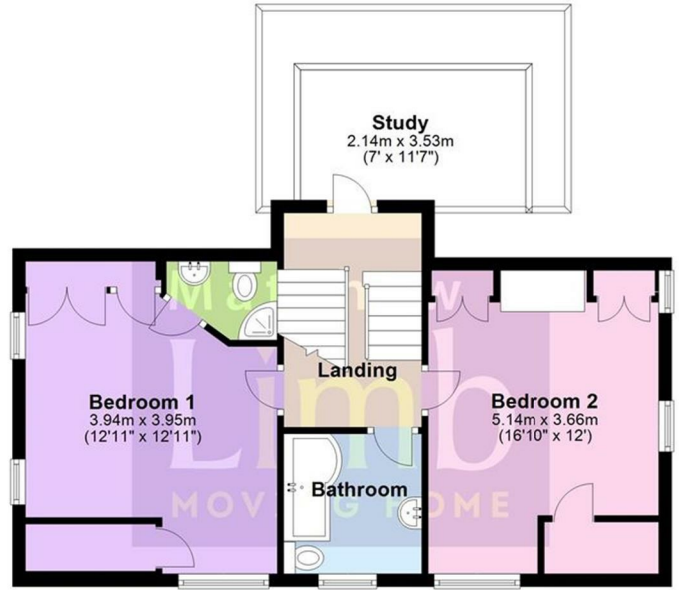
Ground Floor

Approx. 75.0 sq. metres (807.8 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



Total area: approx. 133.8 sq. metres (1439.7 sq. feet)

